

.Rent Stabilization Allowance (Annual Rent Increase)

4.7%

Effective July 1, 2008 through June 30, 2009

The Takoma Park's laws (*City Code Chapter 6.20 Rent Stabilization*) maintains the affordability of rental units in the community by limiting the number and amount of rent increases that may be charged for a specific rental unit. Generally the rent may be increased only once in a given 12 month period and rent increases are limited to the annual increase in the Consumer Price Index. The rent stabilization allowance is calculated on an annual basis and applies to all licensed multi-family rental facilities and to all licensed condominium units.

The 2008-2009 Rent Stabilization Allowance is 4.7% and will be in effect beginning July 1, 2008 through June 30, 2009. Landlords required to comply with Takoma Park's Rent Stabilization laws cannot increase the rent on occupied units any higher than this allowance.

Multi-family rental properties and individually-owned condominiums rental units are normally subject to Takoma Park's Rent Stabilization laws, however the following units may be exempt from many of the requirements of rent stabilization. The exemption is not automatic and is subject to the approval of the City.

- Accessory Apartments certified by Montgomery County;
- Rental units leased to tenants under the Housing Choice Voucher Program;
- Any rental facility that is subject to a regulatory agreement with a governmental agency that controls the rent levels of one or more rental units so that they are available only to low and moderate income tenants;
- Newly constructed rental units for a period five years after construction;
- All rental units in a building with 2 dwelling units where the owner occupies one or more of the units as his/her principal residence.

If you have any questions about the rent on your unit or Takoma Park's Rent Stabilization law, please contact Ms. Jean Kerr at (301) 891-7216.